

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



7 NEILLS HILL PARK, BELFAST, BT5 6FL

OFFERS AROUND £295,000

A beautifully presented, extended semi detached home in the much sought after Ballyhackmore area, offering fantastic accommodation with attractive gardens and garden room to the rear.

Benefiting from many improvements over the last number of years, this home offers great accommodation for young professionals or families wanting to be in the area close to many schools. The accommodation includes a bright, spacious entrance hall with attractive tiling, lounge with an exposed brick feature wall, and a varnished wood panel flooring. Extended kitchen, dining, living space to the rear, making for an excellent entertainment living space, and including a modern range of units, stainless steel double oven, quartz worktops, and generous living dining space with patio doors to rear garden. The ground floor further benefits from a separate utility room leading to ground floor toilet suite with exposed brick feature walls.

The first floor was originally three bedrooms, now transformed into two generous bedrooms, including master bedroom with dressing area. Modern shower room comprising of white suite with large walk-in shower cubicle with built-in rainfall shower, partly tiled walls and chrome feature radiator. The upstairs further benefits from a floored roof space with slingsby ladder, excellent additional storage and also houses the gas fire boiler.

The outside includes an extended tarmac driveway to front, and an enclosed South facing rear garden with brick pier patio, leading to generous lawn with flowerbeds and a good size garden room with a varnished timber panel finish, offering superb additional space with lighting and power, ideal as a gym or home office. This property makes for a fantastic family home close to Ballyhackamore and East Belfast's many schools. A must see with a fantastic extension and Gardens.



Key Features

- Stunning Semi-Detached Property In The Much Sought After Ballyhackamore Area
- Recently Extended Open Plan Kitchen and Dining Area With Under Floor Heating
- Two Well Proportioned Bedrooms With Master Bedroom Offering A Dressing Area
- Generous Driveway to Front and Large Garden To Rear Featuring Garden Room
- Lounge With Original Wooden Flooring, Exposed Brick Wall & Under Floor Heating
- Modern Kitchen Featuring Wood Laminate Flooring And Large Skylight
- Utility Room and Downstairs W.C With Contemporary Brass Wash Hand Basin
- Excellent Residential Location With Many Schools & Restaurants Within Walking Distance



Accommodation

Comprises:

Entrance Hall

Composite triple glazed front door, fully tiled floor, cloak space under stairs.

Lounge

17'3" x 10'0" (into bay)

Feature exposed brick wall, original sanded and varnished wooden floor, under floor heating.

Rear Hall

5'8" x 5'2"

Leading to:

Utility Room

6'7" x 4'11"

Stainless steel sink unit with mixer tap, plumbed for washing machine, part tiled walls, fully tiled floor, recessed spotlights. Leading to cloakroom with low flush WC, feature brass wash hand basin with mixer tap, exposed brick wall, fully tiled floor.

Kitchen, Living and Dining

19'4 x 16'4

Excellent range of newly fitted units with extra large stainless steel sink unit with mixer tap, stainless steel oven and combi microwave, induction hob and stainless steel extractor fan above. Integrated dishwasher, laminate flooring with under floor heating, recessed spotlights, large skylight and double doors leading to garden.

First Floor

Landing

Bedroom 1

15'9 x 10'0 (at widest point)

Bedroom 2

10'2 x 9'5

Shower Room

Corner shower cubicle, pedestal wash hand basin, low flush WC, part tiled walls, chrome towel rail, recessed spotlights.

Outside

Driveway to front with parking for two cars. Large, private landscaped garden to rear with lawn, flowerbeds, mature trees and shrubs including fruit trees. Large, entertaining patio brick area with outdoor power point and recent boundary fencing. Pathway leading to:

Garden Room

13'5 9'5

Attractive cedar clad fully insulated garden studio with sliding door, laminate strip wood floor, double glazed window, light and power and recessed spotlighting.



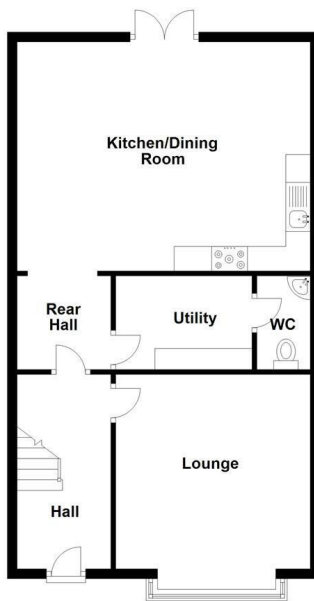




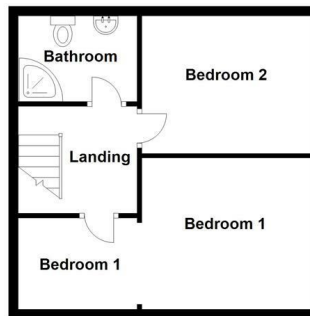




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

7 Neils Hill, Belfast

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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